018.0	0008	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	967,700 / 967,700
					USE VALUE:	967,700 / 967,700
					ASSESSED:	967,700 / 967,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
58		COLONIAL DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KERINS JOHN F & MARGARET M
Owner 2:	TRUSTEES
Owner 3:	
Street 1:	27 FAIRMONT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KERINS JOHN/MARGARET -
Owner 2:	-
Street 1:	58 COLONIAL DRIVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .131 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1941, having primarily Vinyl Exterior and 2232 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5700.000	459,100	6,300	502,300	967,700
Total Card	0.131	459,100	6,300	502,300	967,700
Total Parcel	0.131	459,100	6,300	502,300	967,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 433.56 /Parcel: 433.56

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 13416

GIS Ref

GIS Ref

Insp Date 10/27/17

!1589!

PREVIOUS ASSESSMENT

Parcel ID 018.0-0008-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	459,100	6300	5,700.	502,300	967,700		Year end	12/23/2021
2021	101	FV	447,000	6300	5,700.	502,300	955,600		Year End Roll	12/10/2020
2020	101	FV	447,000	6300	5,700.	502,400	955,700	955,700	Year End Roll	12/18/2019
2019	101	FV	336,900	6300	5,700.	650,100	993,300	993,300	Year End Roll	1/3/2019
2018	101	FV	336,900	6200	5,700.	413,700	756,800	756,800	Year End Roll	12/20/2017
2017	101	FV	336,900	6200	5,700.	378,200	721,300	721,300	Year End Roll	1/3/2017
2016	101	FV	336,900	6200	5,700.	307,300	650,400	650,400	Year End	1/4/2016
2015	101	FV	324,500	6200	5,700.	307,300	638,000	638,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	20:14:13

LAST REV

Date	Time
05/16/19	10:58:10
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1589

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KERINS JOHN/MAR	1407-103		11/9/2011	Convenience	10	No	No		
MORAIS HELENA B	1261-139		12/4/2002		550,000	No	No		
MORAIS DANIEL	1121-55		12/30/1993		100	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/17/2012	1339		9,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/27/2017	MEAS&NOTICE	BS	Barbara S
4/18/2013	Info Fm Prmt	EMK	Ellen K
5/5/2009	Measured	372	PATRIOT
11/5/1999	Inspected	264	PATRIOT
10/5/1999	Mailer Sent		
10/5/1999	Measured	243	PATRIOT
8/28/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	13416
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5700		Sq. Ft.	Site		0	85.	1.04	2									502,349						502,300	

Total AC/HA:	0.13085	Total SF/SM:	5700	Parcel LUC:	101	One Family	Prime NB Desc	KEL/MANOR	Total:	502,349	Spl Credit		Total:	502,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Good
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.24659085
Const Adj.:	0.99989998
Adj $ / SQ:	174.505
Other Features:	134033
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	563971
Depreciation:	104899
Depreciated Total:	459072

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 7 | BRs: 3 | Baths: 1 | HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

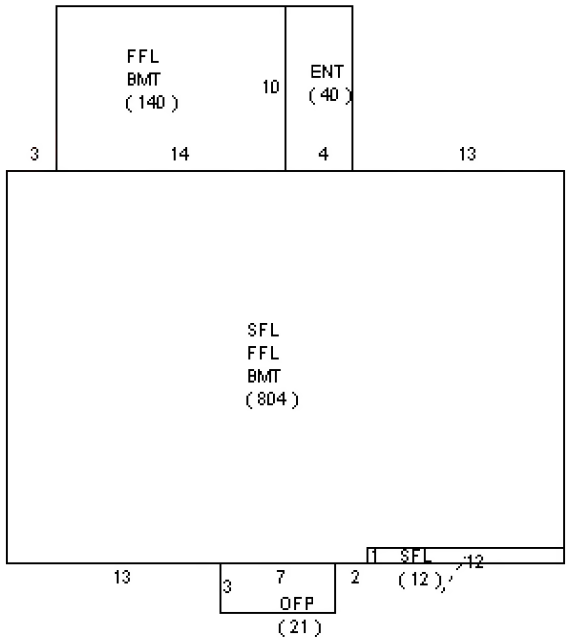
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	191.96
Special Features:	0	Val/Su Net:	166.04
Final Total:	459100	Val/Su SzAd	260.85

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	944	73.680	69,559
FFL	First Floor	944	174.510	164,733
SFL	Second Floor	816	174.510	142,396
ENT	ENTRY	40	26.400	1,056
OFP	Open Porch	21	44.000	924

Net Sketched Area: 2,765 | Total: 378,667

Size Ad 1760 | Gross Area 2765 | FinArea 2232

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 018.0-0008-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	15X23	G	AV	1941	27.81	T	40	101			5,800			5,800
19	Patio	D	Y	1	11X20	A	AV	1960	3.95	T	40.8	101			500			500

More: N | Total Yard Items: 6,300 | Total Special Featues: | Total: 6,300